LOT 38
IN OR 2109/206
BRANCH CREEK PB 7/343

JARRARD KATIE M
45341 WEAVER CIRCLE
CALLAHAN, FL 32011

2025

32-2N-25-019B-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

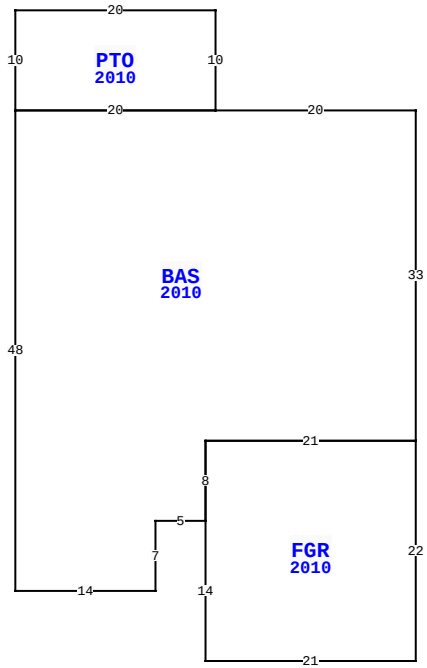
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,570	100	2010	1,570	183,625
FGR	462	55	2010	254	29,708
PTO	200	5	2010	10	1,170
TOTALS	2,232			1,834	214,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,834	99.0000	130.68	239,667	2010	2010	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2018 Heated Area: 1570 HX Base Yr 2018



45341 WEAVER CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		214,502
TOTAL MARKET OB/XF VALUE		3,586
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		258,088
SOH/AGL Deduction		88,883
ASSESSED VALUE		169,205
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,483
TOTAL JUST VALUE		258,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2109/0206	3/20/2017	WD	Q	I	01	155,000
GRANTOR: NEWCOMB ANDREW W & TI						
GRANTEE: JARRARD KATIE M						
1771/0249	12/28/2011	WD	Q	I	01	144,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: NEWCOMB ANDREW W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W20 PTO=[YR=2010] N10 W20 S10 E20$ W20 S48 E14 N7 E5 FGR=[YR=2010] S14 E21 N22 W21 S8$ N8 E21 N33$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	613.00	SF	6.50	6.50	100	2010	2010	3	90	3,586	

LAND DESCRIPTION

TOTAL OB/XF 3,586

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	RL	0.00	0.00	1.00	UT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS